

**Phase I Environmental Site Assessment Report
Parcels A and B
VA Medical Center
East Northport, New York**

Prepared for

Management Technology Consulting Council Inc.,
Huntsville, Alabama
Under contract to Department of Veterans Affairs
Washington DC



Prepared by



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January 2010



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January 12, 2010

Mr. John Cady
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Re: Phase I Environmental Site Assessment (ESA)
Northport VA Medical Center
East Northport, New York

Dear Mr. Cady:

ARGO Systems, LLC (ARGO) is providing an electronic submission of this Phase I Environmental Site Assessment (ESA) for the proposed Northport VA Medical Center Enhanced Use Lease project located in East Northport, New York. The Phase I ESA was completed in accordance with the ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-05).

We sincerely appreciate this opportunity to provide our environmental services. If you have any questions concerning this report, please do not hesitate to call.

Sincerely,
ARGO SYSTEMS, LLC

A handwritten signature in black ink, appearing to read "R. D. Roop".

R. D. Roop
Environmental Scientist,
Certified Environmental Professional

Attachment: Phase I ESA

EXECUTIVE SUMMARY

The subject property consists of two parcels comprising approximately 20 acres of land owned by the Department of Veterans Affairs (VA) and located in East Northport, New York. The property has been owned and used by the VA and predecessor agencies since at least 1927. In October 2009, working under contract to the VA, Management Technology Consulting, Inc. retained ARGO Systems LLC (ARGO) to perform a Phase I Environmental Site Assessment. This Phase I ESA was performed in general conformance with the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (Designation: E 1527-05).

This Phase I ESA included search of relevant environmental databases, on-site reconnaissance by an Environmental Professional, interviews with Northport VAMC personnel, and review of in-house documents provided by the Northport VAMC.

The environmental database records review indicated that there are no historic spills of toxic materials nearby that are expected to have affected the property. Site reconnaissance did not reveal any indications of past environmental releases or potential environmental liability issues. Physical sampling of environmental media (soil, groundwater, surface water, etc.) was not part of this Phase I ESA. Northport VAMC personnel indicated no knowledge of environmental issues at the property that would be of potential concern to developers.

This assessment revealed no recognized environmental conditions (RECs) in connection with the property. Buildings 23, 25, 26, and 27 have asbestos present. Buildings 25 and 26 contain lead-based paint (LBP), and Buildings 23 and 27 can be assumed to contain it, although no LBP data was found for these two structures. Due to the absence of RECs at the property, further investigation of environmental issues (Phase II ESA) is not recommended at this time.

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LIST OF ACRONYMS

AAI	All Appropriate Inquiries
AIRS	Aerometric Information Retrieval System
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
CDL	Clandestine Drug Labs
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act of 1980
CERCLIS	CERCLA Information System
CONSENT	Superfund (CERCLA) Consent Decrees
CORRACTS	RCRA Information System-Corrective Action Sites
DOD	Department of Defense
DOT OPS	Department of Transportation, Office of Pipeline Safety
EDR	Environmental Data Resources, Inc.
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
FIFRA	Federal Insecticide, Fungicide, and Rodenticide Act/TSCA
FINDS	Facility Index System
FTTS	FIFRA/TSCA Tracking System
FOIA	Freedom of Information Act
FUDS	Formerly Used Defense Sites
ICIS	Integrated Compliance Information System
LUCIS	Land Use Control Information System
LUST	Leaking Underground Storage Tank
MLTS	Material Licensing Tracking System
MINES	Mines Master Index File
NFRAP	No Further Remedial Action Planned (Delisted CERCLA Site)
NPDES	National Pollutant Discharge Emissions System
NPL	National Priority List

ODI	Open Dump Inventory
PADS	Polychlorinated Biphenyl Activity Database
PCB	Polychlorinated Biphenyls
RAATS	RCRA Administrative Action Tracking System
RADINFO	Radiation Information
RCRA	Resource Conservation and Recovery Act of 1976
REC	Recognized Environmental Condition
ROD	Record of Decision
SCRD	State Coalition for Remediation of Drycleaners
SHWS	State Hazardous Waste Sites
SSTS	Section Seven Tracking System
SWF/LF	Solid Waste Facilities/Landfills
TRIS	Toxic Release Inventory System
TSCA	Toxic Substances Control Act
TSD	Transporters, Storage, and Disposal
UMTRA	Uranium Mill Tailings Site
USDA	United States Department of Agriculture
USEPA	United States Environmental Protection Agency
USGS	United States Geological Survey
UST	Underground Storage Tank
VAMC	Veterans Affairs Medical Center

1. INTRODUCTION

1.1 PURPOSE

The purpose of the Phase I Environmental Site Assessment (ESA) is to identify, to the extent feasible pursuant to the process prescribed in American Society for Testing and Materials (ASTM) E 1527-05, recognized environmental conditions (RECs) in connection with the property. An REC is defined as the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or material threat of a release of any hazardous substance or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The ASTM E 1527-05 practice constitutes all appropriate inquiries (AAI) for the purpose of Landowner Liability Protections, under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This report reflects the observations, information, and data collected by ARGO Systems LLC (ARGO) in October 2009. Supporting documentation is provided in the appendices as follows:

- Appendix A— Figures
- Appendix B— Site Photographs
- Appendix C— Historical Research Documentation
- Appendix D— Regulatory Records Documentation
- Appendix E— Supporting Documentation

1.2 DETAILED SCOPE OF SERVICES

ARGO prepared this Phase I ESA under ARGO Contract Number P-00015 with Management Technology Consulting Council, Inc. (MTCC), dated September 25, 2009, under Prime Contract VA101(0004B)-P-0015 with the U.S. Department of Veterans Affairs (VA). The VA has requested this study as part of their Enhanced Use Lease (EUL) program.

This Phase I ESA was performed in accordance with ASTM E 1527-05 (Standard Practice for ESAs: Phase I ESA Process) and consists of a review of current and historic activities and conditions at the property and surrounding properties, including a non-intrusive visual inspection of the property; review of local, state, and federal regulatory database records; review of available historic records; and a survey of adjacent land uses. The site reconnaissance does not

address non-ASTM considerations such as vapor intrusion, drinking water quality, or radon, nor does it include sampling or chemical analysis of soils, surface water, or groundwater or an intensive examination of facility hazards (compliance audit). It should be noted that the VAMC has their own drinking water wells and wastewater treatment facilities on-site. Where available, past asbestos and lead-based paint (LBP) surveys and/or reports were reviewed.

1.3 SIGNIFICANT ASSUMPTIONS

The preparers of this Phase I ESA based findings and conclusions on information provided by personnel and records maintained at the Northport VAMC regarding the ownership and operations on the subject property. This information was verified by reviews of regulatory databases and research of historical records. The accuracy and completeness of information maintained in public records by agencies or other entities is assumed to be appropriate and sufficient for the purposes of this Phase I ESA, and independent verification of its validity is beyond the scope of this investigation.

1.4 LIMITATIONS AND EXCEPTIONS

The findings within this ESA utilized information that was practically reviewable per ASTM E 1527-05, meaning that only relevant data relating to the subject site has been incorporated into the findings, disregarding extraordinary analysis of irrelevant data. The investigation conducted for this ESA was limited to data that was reasonably ascertainable, meaning that the information obtained was publicly available, obtainable within the cost and time constraints under the scope of services for this project, and practically reviewable. ASTM E 1527-05 was the preferred guidance for the development of this report at the request of the VA. Other applicable regulations, standards, or guidance that may be appropriate or required for determining the condition of federal real property have not been incorporated into this ESA except as specifically identified herein. Examples of regulations, standards, etc. not included in ASTM E 1527 would be the Community Environmental Response Facilitation Act of 1992 (CERFA), incorporation of Standard Classification of Environmental Condition Property Area Types, Findings of Suitability to Lease (FOSL), Findings of Suitability to Transfer (FOST), CERCLA Section 120(h), and the National Environmental Policy Act..

The property was accessible at the time of the site reconnaissance. There were no accessibility limitations.

ARGO does not warrant that there are no toxic or hazardous materials or contamination, nor does ARGO accept any liability if such are found at some future time, or could have been found if sampling or additional studies were conducted. ARGO does not assume responsibility for other environmental issues that may be associated with this subject site.

In view of the rapidly changing status of environmental laws, regulations, and guidelines, ARGO cannot be responsible for changes in laws, regulations, or guidelines that occur after the study has been completed and that may affect the subject site.

1.5 SPECIAL TERMS AND CONDITIONS

The findings of this ESA are limited and based on the completeness and accuracy of the data and conditions of the site as of the dates of the onsite investigation and when publicly information was obtained as described within this report.

1.6 USER RELIANCE

This report is for the use and benefit of, and may be relied upon by, MTCC, the Department of Veterans Affairs (VA) and any of their affiliates, and third parties authorized in writing by the VA or MTCC, including the lender(s) in connection with secured financing of the property and their respective successors and assigns. Any third party agrees by accepting this report that any use or reliance on this report shall be limited by the exceptions and limitations in this report, and with the acknowledgment that actual site conditions may change with time, and that hidden conditions may exist at the property that were not discovered within the authorized scope of the assessment. Any use by or distribution of this report to third parties, without the express written consent of ARGO, MTCC, or the VA, is at the sole risk and expense of such third party. ARGO makes no other representation to any third party except that it has used the degree of care and skill ordinarily exercised by environmental consultants in the preparation of a report and in the assembling of data and information related thereto.

2. SITE DESCRIPTION

2.1 LOCATION AND LEGAL DESCRIPTION

The subject site is hereby defined as two adjacent parcels of land, Parcel A and Parcel B, on the Northport VAMC campus. These two parcels are located on the northernmost property of the VAMC, north of Veterans Memorial Drive and Back Gate Drive. A Figure showing the site is provided in Appendix A.

2.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The VA Medical Center in Northport is located at 79 Middleville Road, East Northport, New York. The VAMC campus is bordered on the north by Middleville Road, on the southeast by Meadowlark Park, and by wooded areas to the west and south. The Town of Huntington Department of Planning stated that the property is currently federally owned and thus is not subject to local zoning criteria. However, once leased by the VA, the lessee may be required to follow local zoning rules and restrictions, depending on the intended use of the property. Parcels A and B are likely to be treated as if zoned “residential” should the VA lease them for non-hospital use.

The VA is offering two parcels of land on the Northport Campus for the EUL Program. These adjacent parcels, taken together, will be under the same lease.

2.3 CURRENT USE OF THE PROPERTY

The VA owns the site and surrounding property. The VA operates the surrounding property as a medical facility for medical, surgical, psychiatric, rehabilitative, and skilled nursing services.

Two of the residential buildings on one of the proposed EUL parcels (Parcel B) are currently unoccupied (Buildings 23 and 27), while two (Buildings 25 and 26) have one occupant each. The other parcel (Parcel A) is partly maintained as a manicured lawn and trees, and is partly wooded.

2.4 DESCRIPTION OF ONSITE STRUCTURES, ROADS, AND IMPROVEMENTS

The main road of the Northport VAMC campus, Veterans Memorial Drive, is accessible via Middleville Road. At certain times, the campus is also accessible via Back Gate Drive, which is also accessed from Middleville Road. “Recovery Road,” “Medical Circle,” and “60s Blvd” are the main thoroughfares on the Northport VAMC campus. “Liberty Lane” can be used to access Parcel B from Veterans Memorial Drive.

Parcel A is approximately 10.2 acres in size, and Parcel B is approximately 10.5 acres in size. On Parcel B, there are four (4) residential structures (Buildings 23, 25, 26, and 27) which are either vacant or semi-occupied. These structures are three-story brick buildings, sized to accommodate roughly 4-8 occupants per structure. These buildings are currently supplied with electricity, sewer, and potable water services through the VAMC. Long Island Power Authority (LIPA) supplies electricity to the VAMC. ARGO did not observe any storm drain infrastructure. There is a small parking lot to the immediate southeast of Parcel B, which is currently used by employees of the VAMC working in other buildings. There are associated structures providing electrical distribution infrastructure near the residential buildings (Buildings 205, 206, and 217), and a garage-like building (Building 90).

Parcel A mainly consists of well-maintained, landscaped lawn, with some trees and wooded areas present. There is a small strip of wooded land between Parcel A and Middleville Road. On the northern end of Parcel A, near the entrance from Middleville Road, there is an old guardhouse that is listed as being “outleased” (Building 28). This was the only structure observed on Parcel A.

A photograph log is included in Appendix B.

2.5 CURRENT USE OF ADJOINING PROPERTIES

The following properties, adjacent to the Northport VAMC and proposed EUL parcels, were noted:

- North — North of the VAMC and Parcels A and B is Middleville Road. On the opposite side of Middleville Road is a residential neighborhood.
- Northwest – Northport Middle School lies northwest of the Northport VAMC, on the opposite side of Middleville Road.
- East — East of the Northport VAMC, and east of Parcel B, is land owned by the Town of Huntington, and designated as Meadowlark Park.

- South — South of the Northport VAMC is land owned by the Town of Huntington, designated “Veterans Nature Study Area,” and also land owned by the Town of Huntington and Suffolk County, designated “Knolls Park.” To the immediate south of Parcel A is Veterans Memorial Drive..
- West —Land to the immediate west of the Northport VAMC is part of “Knolls Park.” To the west of Parcel A is Veterans Memorial Drive.

In addition, across Veterans Memorial Drive from the proposed EUL parcels is a golf course. This golf course is on VA land, but has been leased and maintained by the American Legion since 1994, in a mutually beneficial partnership agreement. To the immediate northeast of Parcel B is a land owned by Suffolk County on which a water tower is located.

3. SITE INFORMATION

An interview was conducted with the Chief of Engineering Service at the Northport VAMC. This person has been employed at the campus for 3 years. Information obtained from the interview was incorporated into Section 3.

3.1 TITLE RECORDS

A chain-of-title report, copy of the current deed, and legal description of the property was not provided for review by the user as part of this investigation. However, it is known that the VA has owned the property since at least 1927.

3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

Because the VA has owned the property since the late 1920's, an environmental lien search was deemed to be unnecessary.

3.3 SPECIALIZED KNOWLEDGE

No specialized knowledge regarding the property was identified during this ESA. The term "specialized knowledge" means information regarding the environmental condition of the property that would not be available in public records or other sources as referenced in this report and could only be obtained from disclosure by the owner, occupants, or operators on the property from personal experience.

3.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

Because the property has been owned by the VA since the 1920s, no property transactions have occurred which would allow for the potential for valuation reduction due to environmental issues.

3.5 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

The subject site is owned and occupied by the VA and has been since the 1920s. The subject site is used for inpatient medical, surgical, and psychiatric treatment for United States Veterans.

Property managers provided information regarding the presence of asbestos containing materials (ACM) and lead-based paint (LBP) in structures on the property.

3.6 REASON FOR PERFORMING THE PHASE I ESA

The VA requested this assessment as part of its Enhanced Use Lease Program. The Phase I ESA was performed to describe the property's condition and identify potential environmental risk, liability, and public health considerations associated with the property prior to planning and redevelopment of the property.

4. RECORDS REVIEW

A Radius Map report was obtained from EDR for use in preparation of this Phase I ESA report. The EDR report was obtained to fulfill the requirements pertaining to standard environmental record sources as well as supplementary information considered additional environmental records. A copy of the EDR database report is presented in its entirety in Appendix F. Additionally, explanations of the content of the databases are provided directly within the EDR report in Appendix F.

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

The following required federal, state and tribal environmental databases were reviewed as part of this investigation:

- Federal National Priorities List (NPL) list
- Federal Proposed NPL list
- Federal Delisted NPL list
- Federal NPL Liens list
- Federal Comprehensive Environmental Response, Cleanup, and Liability Information System (CERCLIS) list
- Federal CERCLIS-No Further Remedial Action Planned (NFRAP) list
- Federal Resource Conservation and Conservation Act (RCRA) Corrective Action Sites (CORRACTS) list
- Federal RCRA non-CORRACTS Transporters, Storage, and Disposal (TSD) list
- Federal RCRA-generator list
- Federal Emergency Response Notification System (ERNS) list
- Federal Institutional Controls list
- Federal Engineering Controls list
- State Hazardous Waste Sites (SHWS) list
- State Solid Waste Facilities/Landfills (SWF/LF) list
- State Underground Storage Tank (UST) list

- State Leaking Storage Tank (LTANKS) list
- State Historic Leaking Storage Tank (HIST LTANKS) list
- State Voluntary Cleanup Program (VCP) list
- Indian VCP list
- State Institutional Control list
- State Engineering Control list
- State Restrictive Declarations (RES DECL) list
- Indian LUST list
- Indian UST list
- State Environmental Restoration Program (ERP) list
- State Brownfields Site list

Database findings indicate that there are two (2) facilities located within the ASTM recommended search distance of the subject site that are listed in the above databases.

- *Northport VA Medical Center* is identified in the SWF/LF, RCRA-LQG, UST, and AST databases. Information contained in the EDR regulatory database report indicates that there is an active SWF/LF facility on the property, which accepts “regulated medical waste,” for “storage; treatment; disposal.” According to Northport VAMC personnel, however, this SWF/LF is not really a “landfill.” It is an onsite Medical Waste Sterilizer, and output from this sterilizer is shipped out of state for disposal. Manifests for these activities are kept onsite. RCRA wastes generated on-site have waste codes D001, D002, D008 (lead), D009 (mercury), D011 (silver), F003, P042, U010, U117, U188 (phenol), and U248. The most recent evaluation action of RCRA activities on-site was a compliance evaluation inspection on-site on 8/20/2008. No violations are noted for the SWF/LF, RCRA facility, or AST/USTs. Based on the presumption that no hazardous materials have been released from these facilities and the distance from the subject site, there is very low probability of adverse impact to the subject site.
- *Private Residence*, 163 Middleville Road, Fort Salonga New York is identified in the LTANKS and HIST LTANKS databases. Information contained in the EDR regulatory database report indicates that there was a spill of #2 fuel oil from a tank truck on 3/2/1987. The cleanup was ceased on 3/9/1987, and is listed as meeting the standard.

Due to the regulatory status of this incident being listed as “Cleanup Meets Std: True” this site is expected to have a very low probability of adverse impact to the subject site.

4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES LOCAL RECORDS

4.2.1 Additional Databases

The following additional federal, state, and tribal environmental databases were obtained from EDR and reviewed as part of this investigation:

- Federal Department of Defense (DOD) list
- Federal Formerly Used Defense Sites (FUDS) list
- Federal Brownfields list
- Federal Superfund (CERCLA) Consent Decrees (CONSENT) list
- Federal Record of Decision (ROD) list
- Federal Uranium Mill Tailings Site (UMTRA) list
- Federal Open Dump Inventory (ODI) list
- Registered Recycling Facility (SWRCY) list
- Registered Waste Tire Storage & Facility (SWTIRE) list
- Indian ODI
- Torres Martinez Reservation Illegal Dump Site Locations
- Local Delisted Registry Sites (DEL SHWS) list
- National Clandestine Laboratory Register (US HIST CDL) list
- Historical Petroleum Bulk Storage (HIST UST, HIST AST) lists
- Federal CERCLA Lien Information (LIENS 2) list
- Hazardous Materials Information Reporting System (HMIRS) list
- State Spills Information Database (NY Spills) list
- State SPILLS Database (NY Hist Spills) list
- Federal Toxic Chemical Release Inventory System (TRIS) list
- RCRA Non-Generators (RCRA-NonGen) list

- Federal Toxic Substances Control Act (TSCA) list
- Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA)/TSCA Tracking System (FTTS) list
- Federal FTTS Inspections and Enforcements list
- Federal Historical FTTS
- Federal Section 7 Tracking System (SSTS) list
- Federal Polychlorinated Biphenyl (PCB) Activity Database (PADS) list
- Federal Radiation Information (RADINFO) list
- Federal Clandestine Drug Labs (CDL) list
- Federal Integrated Compliance Information System (ICIS) list
- Federal Land Use Control Information System (LUCIS) list
- Federal Department of Transportation, Office of Pipeline Safety (DOT OPS) Incident and Accident Data list
- Federal Material Licensing Tracking System (MLTS) list
- Federal Mines Master Index File (MINES) list
- Federal Facility Index System (FINDS) list
- Federal RCRA Administrative Action Tracking System (RAATS) list
- Federal Hazardous Substance Waste Disposal Site (HSWDS) list
- State Facility and Manifest (MANIFEST) data
- Local E (environmental) Designation Site (E DESIGNATION) list
- State National Pollutant Discharge Emissions System (NPDES) Wastewater Permitting list
- State Permitting and Facility Information (AIRS) list
- State Drycleaners list
- Indian Reservations
- State Coalition for Remediation of Drycleaners Listing (SCRD)
- PCB Transformer Registration (PCB TRANSFORMER) list

- Coal Ash Disposal Site (COAL ASH) list
- Manufactured Gas Plants

Database findings indicate that there are three (3) facilities included within the EDR regulatory database report which are listed in these databases.

- *Northport VA Medical Center*, is identified in the NY Spills, NY Hist Spills, FTTS, HIST FTTS, MANIFEST, ICIS, MLTS, and FINDS databases. Information contained in the EDR regulatory database report indicates that there was a spill of raw sewage on 1/3/1999 caused by heavy rains undermining a 10-inch diameter sewer pipe. The spill was listed as “closed” on 1/4/1999 and is currently reported as “Cleanup Meets Std: True.” Due to the regulatory status of the cleanup of this incident meeting the cleanup standard, the incident is expected to have a very low probability of adverse impact to the subject site.
- *Kaculakus*, 79 Middleville Road Northport, New York is identified in the NY Spills, NY Hist Spills, and NPDES databases. Information contained in the EDR regulatory database report indicates that there was a spill of fuel oil on 11/19/1994, which was caused by a contractor disturbing an underground storage tank. This spill was listed as “closed” on 11/29/1995. Due to the regulatory status of this incident being listed as “closed” this site is expected to have a very low probability of adverse impact to the subject site.
- 40 Timber Point Drive, Fort Salonga New York is identified in the NY Spills and NY Hist Spills databases. Information contained in the EDR regulatory database report indicates that there was a historical stain on soil reported on 12/6/1995. The spill is identified as #2 fuel oil, and is listed as meeting the cleanup standard. Due to the regulatory status of this incident being listed as “Cleanup Meets Std: True” this site is expected to have a very low probability of adverse impact to the subject site.

4.3 PHYSICAL SETTING SOURCES

4.3.1 Topography

Topographic features of the Northport VAMC were obtained from historical topographic maps provided by EDR, along with topographic surveys of the campus supplied by VAMC personnel.

The Northport VAMC is gently rolling with a general topographic gradient downward from the center of the campus. The main Middleville Road entrance is at approximately 75 feet above mean sea level.

The campus slopes gradually upwards from the Middleville Road entrance. As a result, the elevations of the proposed EUL parcels vary from approximately 80 to 160 feet above mean sea level. The majority of Parcel A lies between ~120-130 feet above mean sea level, and the majority of Parcel B lies between ~150-160 feet above mean sea level. There are sloping sections, especially to the northeast of Buildings 23-27, where elevations exceed 180 feet in places. The nearest surface water feature, Northport Harbor, is roughly 2 miles to the west.

4.3.2 Geology

Long Island, New York is located on the Outer Lands region of North America's Atlantic Coastal Plain. The spines of the Harbor Hill and Ronkonkoma glacial moraines, which consist of gravel and loose rock, form the bulk of Long Island. Beneath the island lie sand and gravel aquifers, from which the residents of Long Island receive the entirety of their potable water supply.

4.3.3 Soils

Review of the United States Department of Agriculture (USDA) Web Soil Survey (websoilsurvey.nrcs.usda.gov), indicates that the subject site is located in an area of varied soils. The area includes Carver and Plymouth sands 15-35% slopes, Haven loam 0-2% slopes, Haven loam 2-6% slopes, Haven loam 6-12% slopes, Riverhead sandy loam 3-8% slopes, Riverhead sandy loam 8-15% slopes, and Riverhead and haven soils, 0-8% slopes. A Soil Report from the Web Soil Survey is provided in Appendix E.

4.3.4 Wetlands and Floodplain

Identification of wetlands is beyond the scope of a Phase I ESA; however, a cursory review of information from the United States Fish and Wildlife Service's Digital Wetlands Mapper (<http://www.fws.gov/wetlands/Data/Mapper.html>) indicates that no wetlands are present on the site. Distribution of wetlands and floodplains in the surrounding area are provided in the EDR NEPACheck ® report (Appendix E).

4.4 HISTORICAL USE – PROPERTY AND ADJOINING PROPERTIES

The following discussions are presented for the purpose of compiling historical information on the activities that occurred on the subject site.

Based upon interviews, and a review of historical information as included in the following sections, the subject site is currently used as a Medical Center by the VA. The VA has owned the property since at least 1927.

4.4.1 Historical Topographic Maps

Historical U.S. Geological Survey topographic maps dated 1903, 1904, 1944, 1954, 1967, and 1979 were reviewed as part of this assessment. Copies of the topographic maps are presented in Appendix C1. Observations made from the reviewed aerial photographs are presented in the following table.

Year	Property Use	Adjacent Property Use
1903	No structures appear to be on the property.	There do not appear to be any structures on adjacent properties.
1904	Same as 1903.	Same as 1903.
1944	The property is in use by the VAMC at this time. Approximately 40 buildings are present.	There is a residential area to the immediate southwest of the VAMC campus. There are also some residences to the north and east of the property, although they appear only lightly developed.
1954	Same as 1944.	Little change from 1944, except that the residential area to the north, across Middleville Road, has undergone more development and many homes are now present. Also, there is now a "Filtration Plant" to the immediate east of the VAMC.
1967	Same as 1954.	Same as 1954.
1979	Same as 1967.	There has been increased residential development to the immediate southeast of the VAMC campus.

4.4.2 Aerial Photographs

Historic aerial photographs dated 1953, 1957, 1966, 1974, 1976, 1980, 1984, 1995 and 2006 were reviewed as part of this assessment. Copies of the historical photos are presented in Appendix C2. The results of this review are included in the following table.

Year	Property Use	Adjacent Property Use
1953	VAMC is in use with all or nearly all current buildings present, including those on Parcels A and B.	There are residential areas to the north and northeast. South of the campus is not visible on this photograph.
1957	Same as 1953.	Surrounding areas are becoming more heavily developed residential neighborhoods.
1966	Same as 1957.	Same as 1957.
1974	Same as 1966.	Surrounding areas are continuing to become more heavily developed residential neighborhoods.
1976	Same as 1974.	Same as 1974.
1980	Same as 1976.	Residential areas seem to be completed. Area surrounding campus appears to be densely populated suburban housing.
1985	Poor image quality makes it difficult to make observations. It can be assumed that this photo shows little change from the 1980 photo.	Poor image quality makes it difficult to make observations. It can be assumed that this photo shows little change from the 1980 photo.
1994	Same as 1980.	Same as 1980.
2006	Same as 1994.	Same as 1994.

4.4.3 Fire Insurance Maps

Records of Sanborn Fire Insurance Maps were searched for as part of this assessment. None were found.

4.4.4 Local Street Directories

Polk city directories dated 1971, 1976, 1981, 1986, 1991, 1996, 2002, and 2008 were reviewed by EDR (EDR 2009). The city directory reviews have been summarized in the discussions below.

4.4.4.1 Subject Site

Source	Date	Occupants Listed at Subject Site
Cole	1971	Property not listed
Cole	1976	Property not listed
Cole	1981	Property not listed
Cole	1986	Property not listed
Cole	1991	Property not listed
Cole	1996	Apartments

Source	Date	Occupants Listed at Subject Site
Cole	2002	Elderly Day Services on the Sound In FAA Eastern Region Northport Golf CRS Research Corp VA Fr Dept VA Medical Ctr Vtrns Affrs Med Ctr
Cole	2008	AM Vasquez kosta Agency Construction Corp Bits Limited Coleen Talt Department of Veterans Affairs Dept of Veterans Affairs Medical Cen Elderly Day Services on the Sound In Gary Gravesandy J J Ittig Nancy A Martino National Federation of Fdrl Northport Golf Club Northport VA Medical Center Paul Haberman

4.4.4.2 Adjoining Properties

Source	Date	Occupants Listed at Adjacent Sites
Cole	1971	Residences – 73, 75, 77, and 85 Middleville Rd.
Cole	1976	Residences – 73, 75, 83, and 85 Middleville Rd.
Cole	1981	Residences – 73, 83, and 85 Middleville Rd. Center Island Sprt – 75 Middleville Rd.
Cole	1986	Residences – 73, 75, 83, and 85 Middleville Rd.
Cole	1991	Residences – 73, 75, 81, 83, and 85 Middleville Rd. Vincenent Upholstery – 77 Middleville Rd.
Cole	1996	Residences –81, 83, and 85 Middleville Rd. Vincenent Manelli – 77 Middleville Rd.
Cole	2002	Residences –81, 83, and 85 Middleville Rd. Vincenent Manelli Upholstery – 77 Middleville Rd. Apartments – 75 Middleville Rd.
Cole	2008	Residences –81, 83, and 85 Middleville Rd. Vincenent Manelli Upholstery – 77 Middleville Rd. Apartments – 75 Middleville Rd.

4.4.5 Prior Environmental Reports

No prior environmental reports were available for reference during this Phase I Environmental Site Assessment.

5. SITE RECONNAISSANCE

5.1 METHODOLOGY AND LIMITING CONDITIONS

An ARGO environmental professional conducted a site visit of the subject site which consisted of a thorough walkover survey of the accessible areas and interviews with facility personnel. On-site activities and/or interviews were conducted on 28 October 2009 by Mr. R.D. Roop and Mr. Derek Arnold, accompanied by:

- Mr. Philip Krause, Engineer, MTCC.

ARGO interviewed the Chief of Engineering Service at the Northport VAMC; this person did not accompany ARGO during the site reconnaissance. No areas of the subject site were inaccessible. Weather conditions at the time of the assessment were overcast, with occasional showers, and temperatures in the mid-40's Fahrenheit.

The grounds of the property were observed for evidence of surface and subsurface disturbances including waste accumulations and debris, discolored soil, stressed vegetation, unusual mounds or depressions, pipes, standing water, and other indicators of potential contamination. The information obtained during the site reconnaissance was corroborated with several other sources for consistency and completeness. Data gaps, if any are identified within the findings. The subject property has been owned by the U.S. Government and has been used and managed by the VA for at least the past 82 years.

5.2 GENERAL SITE SETTING

The site consists of two parcels of about 10 acres each. Parcel A consists of maintained lawn and wooded area, on which sits one structure, an outleased guardhouse. Parcel B contains four individual structures, which were once used as residences, and their surrounding land. Two of the four structures on Parcel A were described by VA personnel as "semi-occupied," and the other two as unoccupied. Parcel B is partly wooded and partly a well-maintained lawn. Around the former residences, there are a number of large, mature trees, lawn, and landscaping typical for a residential area, and a road providing access to the rear of the structures.

5.3 INTERIOR OBSERVATIONS

ARGO personnel did not enter the residential or guardhouse structures and made no interior observations.

5.4 EXTERIOR OBSERVATIONS

The following information documents the exterior observations of the subject site:

- Parcel A is largely comprised of a rolling, hilly area. This area is well-maintained due to its proximity to the VA campus' main entrance; it is the first thing visitors to the campus see when they enter at the main gate.
- To the north of this open area is a strip of wooded area that is roughly 10-15 feet wide. On the other side of this strip is a fence, followed by Middleville Road.
- In the grassy area of Parcel A is an unidentified soil mound, which is covered by grass. The mound has a metal access door on the top, and appears to be some sort of vault. It is roughly 5-6 feet higher than the surrounding ground.
- On the western end of Parcel A, near Middleville Road, there is a roughly 350'x350' patch of wooded land.
- Parcel B includes residential structures were constructed of brick, and exteriors are in fair condition. Building 23, which was noted by VA personnel to have had issues with moisture intrusion, had visible mold on the exterior wood.
- The westernmost residential structure (Building 27) has an associated storage-shed type building located to its west. This was identified as Building 90.
- There was a backup generator and associated 250-gallon fuel storage tank observed behind the housing structures. The tank appeared to be in good condition; however, the door to access the filling pipe was unsecured, despite having the ability to lock.
- There were electrical manholes present behind the housing structures, indicating underground electrical wires.
- On the northern edge of the VA property, roughly 400 feet from the housing structures, is an enclosed electrical switch station that is owned and operated by the VA. This structure is located in the wooded area close to Middleville Road. There is a sign on it, labeled "Danger: 13,200 Volts."
- Aboveground storage tanks observed on the Northport VAMC campus were equipped with secondary containment structures.

No evidence of soil or concrete staining was observed during the site visit.

5.5 INTERVIEWS

Documentation of the interviews conducted as part of this investigation is contained in Appendix E.

5.6 INTERVIEW WITH OWNER

The owner of the property is the U.S. Department of Veterans Affairs. ARGO interviewed VA personnel involved in site management, as noted in Section 4.11.

5.7 PRESENT AND PAST SITE MANAGER INTERVIEW(S)

The Chief of Engineering Service for the Veterans Affairs Medical Center in Northport was interviewed for the purposes of this investigation. Information obtained through this interview has been incorporated and referenced throughout this report.

The Chief of Engineering Service indicated that, to the best of his knowledge, he is not aware of any environmental cleanup liens against the property or of any activity and use limitations, such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law.

The Chief of Engineering Service was questioned regarding commonly known or reasonably ascertainable information about the subject site that would help the Environmental Professional to identify conditions indicative of releases or threatened releases such as past uses of the subject site, specific chemicals that are present or once were present at the subject site, spills or other chemical releases that have taken place on the subject site, or any environmental cleanups that have taken place at the subject site.

The Chief of Engineering Service stated that he does not have any commonly known or reasonably ascertainable information regarding the subject site. He did, however, provide information regarding non-scope items asbestos and lead based paint. This information is provided in Chapter 11.

5.8 PRESENT AND PAST OCCUPANT INTERVIEW(S)

ARGO did not attempt to interview any past occupants of the subject site, as they were not reasonably available. Present Site Manager interviews (section 4.11) provided adequate information for the purposes of this Phase I ESA.

5.9 LOCAL GOVERNMENT OFFICIAL INTERVIEW(S)

No local government personnel were interviewed as part of this assessment as information pertaining to the subject site. Because information was available through in-person review of documents at the site, additional local interviews were unlikely to be useful in discovery of additional RECs.

5.10 INTERVIEWS WITH OTHERS

Local fire, police, emergency services, etc. departments were not contacted as part of this Phase I ESA, because the VAMC provides all of these services in-house, relying on local municipal services only for backup. Thus, these local departments were not anticipated to have any additional pertinent knowledge about issues on the subject site than the VA personnel provided to ARGO.

5.11 OTHER DATA SOURCES

ARGO personnel used engineering files, design plans, and survey documents obtained from the Northport VAMC Engineering Department. These materials provided information on (1) building design and utilities for the structures located on the subject site, (2) results of prior investigations of lead-based paint and asbestos (discussed in Section 10.5), and (3) site topographic information.

6. FINDINGS

The findings presented below identify known or suspected recognized environmental conditions, known or suspected historical recognized environmental conditions, and *de minimus* conditions.

6.1 DATA GAPS

A data gap is defined by ASTM E 1527-05 as a lack of or inability to obtain information required by this practice despite good faith efforts by the Environmental Professional to gather such information. Data gaps may result from the incompleteness in any of the activities required by this practice including, but not limited to, the site reconnaissance, interviews, and historical research. Failure to achieve the historical research objectives identified in the standard is termed a data failure and is a type of data gap.

No data gaps were identified.

7. OPINION

Based on the results of the assessment, no environmentally related conditions, including no RECs, Historical RECs, or *de minimus* conditions, were identified in connection with subject site.

8. CONCLUSIONS

ARGO has performed this Phase I ESA in conformance with the scope and limitations of ASTM E 1527-05 of 79 Middleville Road, East Northport, New York. Any exceptions to, or deletions from, this practice are described in Section 11. This ESA has revealed no evidence of RECs in connection with the property.

9. RECOMMENDATIONS

No further action or investigation is recommended at this time.

10. DEVIATIONS

None.

11. ADDITIONAL SERVICES

ARGO obtained additional background information regarding the site, primarily from the EDR NEPA Check Report provided in Appendix E-2.

11.1 NATURAL AREAS

No Wilderness Areas or Wildlife Preserves are located within 1 mile of the property. Suffolk County, New York has four endangered and/or threatened species listed by the U.S. Fish and Wildlife Service. These are the Piping Plover, Roseate Tern, Seabeach Amaranth, and Sandplain Gerardia. These species utilize shore and near-shore areas, and the Northport VAMC campus is unlikely to provide suitable habitat for them.

11.2 HISTORIC SITES

According to the Chief of Engineering Service at the Northport VAMC, there are 46 buildings on the Northport VAMC that are in the National Register of Historic Places. One mapped site was found in EDR's search of available government records within the search radius (1 mile) around the target property. Listed in the National Register of Historic Places is the "Ketchum, B., House," one building located approximately 0.5 miles east of the Northport VAMC.

11.3 FLOODPLAIN

The target parcels are not located in the 100-year nor the 500-year flood zones.

11.4 WETLANDS

No areas on the target parcels appear on the National Wetlands Inventory Map.

11.5 LEAD BASED PAINT AND ASBESTOS

Roy F. Weston of New York, INC. performed asbestos surveys on Buildings 23, 25, 26, and 27 in 1993. Asbestos containing materials (ACM) were found to be present in each building, summarized as follows:

- Building 23: ACM were two types of pipe insulation (PI01, solid white and P102 aircell), and pipe fitting insulation (PJ01). One type of floor tile was assumed to be ACM.

- Building 25: ACM were pipe insulation (PI01, PI02, and PI03) and pipe fitting insulation (PJ01).
- Building 26: ACM were pipe insulation (PI01, PI02, and PI03) and associated pipe fittings (PJ01). Floor tiles were assumed to be ACM.
- Building 27: ACM was pipe fitting insulation (PJ01) in the basement.

Copies of these Asbestos Surveys are included in Appendix E.

In 2003, the VA conducted lead-based paint (LBP) testing on Buildings 25 and 26. LBP was found to be present in both buildings. Copies of these LBP surveys are included in Appendix E.

11.6 RADON

Radon data was collected by EDR. The property is located in an EPA Radon Zone 3 area. These areas have a predicted average indoor radon screening level of less than 2 picocuries per liter (pCi/L). High radon concentrations (4 – 20 pCi/L) have been reported in 1 of the 14 test sites recorded in the same zip code (11768).

11.7 FCC & FAA SITES

There are three FCC/FAA or cellular towers within 1 mile of the subject property. There are no airports within 1 mile of the subject property.

12. REFERENCES

The following sources of information were consulted as a part of this ESA.

ARGO Systems, Inc, 2009. Site reconnaissance by Mr. R.D. Roop and Mr. Derek Arnold. 28 October.

ASTM Standard Practice for Environmental Site Assessments: Phase I ESA Process, (ASTM E 1527-05).

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Environmental Data Resources, Inc. (EDR), 2009. The EDR Radius MapTM Report with GeoCheck®. Inquiry 2622058.2s.

Environmental Data Resources, Inc. (EDR), 2009. The EDR Aerial Photo Decade Package. Inquiry 2622058.5.

Environmental Data Resources, Inc. (EDR), 2009. EDR NEPACheck ®. Inquiry 2622058.7s.

Environmental Data Resources, Inc. (EDR), 2009. The EDR-City Directory Abstract. Inquiry 2622058.6.

Gowrie, C. Personal communication and interview between Mr. R.D. Roop, Mr. Derek Arnold and Mr. Gowrie of the VA, October 28, 2009.

U.S. Department of Agriculture (USDA), 2008. Web Soil Survey of Suffolk County New York <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>. Accessed November 2009.

13. SIGNATURE(S) OF THE ENVIRONMENTAL PROFESSIONAL(S)

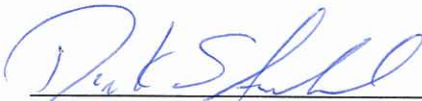
We declare that, to the best of our professional knowledge and belief, we meet the definition of an Environmental Professional as defined in Section 312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and expertise to assess a property of the nature, history, and setting of the subject site. We have developed and performed the All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



R.D. Roop, Certified Environmental Professional
Project Manager

1/12/2010

Date



Derek Arnold
Scientist

1/12/2010

Date



Jeff Johnson
Senior Technical Reviewer

1/12/2010

Date